

FLOOD HAZARD MAP:

REFERENCE MATERIAL:

BOUNDARY SURVEY FOR: MOUNT VERNON OFFICES, PREPARED BY DAVID A. BURRE ENGINEERS AND SURVEYORS, INC., DATED 3-16-1980 AND MOST RECENTLY REVISED 9-15-1993.

PROPERTY PLAT FOR: THOMAS E. BRADSHAW PREPARED BY A.S. GIOMETH & ASSOC., INC. DATED 2-25-1985.

BOUNDARY & TOPOGRAPHIC SURVEY FOR: ATLANTA RESIDENTIAL GROUP, LLC, ET AL, PREPARED BY DAVID A. BURRE ENGINEERS AND SURVEYORS, INC., DATED 12-07-2000 AND MOST RECENTLY REVISED 08-27-2001.

CONSTRUCTION PLANS FOR: MOUNT VERNON PARK, PREPARED BY LOWE AND ASSOCIATES, INC., DATED 06-04-2002 AND MOST RECENTLY REVISED 09-12-2002.

G.I.S. CONTROL DATA:		
CONTROL POINT	MAGNETIC BEARING	DISTANCE
F-351	N89°25'15"E	2376.27'
F-451		
"A"		
F-351	N65°38'56"W	8124.15'
"B"		
F-451	N58°24'23"W	6417.23'

SEE GRAPHICAL GIS TIE ON SHEET 3 OF 3.

STATEMENT OF SLOPE EASEMENT

THIS PLAT IS APPROVED WITH THE UNDERSTANDING THAT EASEMENT IS GRANTED FULTON COUNTY ALONG ALL ROAD FRONTAGE FOR THE PURPOSE OF SLOPING CUTS AND FILLS AS FOLLOWS:

- 0' TO 5' --- NOT LESS THAN 3 TO 1 SLOPE
- 5' TO 10' DEPTH --- NOT LESS THAN 2 TO 1 SLOPE
- 10' OR MORE DEPTH --- 1 1/2 TO 1 SLOPE

PRECISION OF SURVEY:

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A FIELD CLOSURE OF ONE FOOT IN 32,370 FEET AND AN ANGULAR ERROR OF 0.84 SECONDS PER ANGLE POINT AND WAS ADJUSTED USING CRANDALL'S RULE.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 281,884 FEET.

FIELD ANGLES AND LINEAR DISTANCES MEASURED USING A TOPCON GTS-303 TOTAL STATION. BEARINGS SHOWN HEREON ARE REFERENCED TO MAGNETIC NORTH.

INDEMNIFICATION AGREEMENT FOR DRIVEWAY CROSSING EASEMENTS

FULTON COUNTY PERSONNEL AND/OR AGENTS, SHALL HAVE FREE AND TOTAL ACCESS TO, ACROSS AND UNDER DRIVEWAYS, THAT WILL BE INSTALLED ON THESE RECORDED LOTS, FOR THE PURPOSES OF INSPECTION, REPAIR AND/OR CONSTRUCTION, AND SHALL HAVE NO RESPONSIBILITY FOR DAMAGES TO, OR THE REPAIR OF IMPROVEMENTS WITHIN SAID EASEMENT.

THE ENGINEER ASSUMES NO RESPONSIBILITY FOR STREAM MAINTENANCE, THE INTERMEDIATE REGIONAL FLOOD LEVELS THAT APPEAR ON THIS PLAT ARE PREDICATED ON THE CULVERTS, HYDRAULIC CONTROLS AND STREAM REMAINING CLEAR OF OBSTRUCTION.

FLOOD HAZARD NOTE:

THIS PROPERTY IS NOT CONTAINED WITHIN THE LIMITS OF A FLOOD HAZARD ZONE AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP OF UNINCORPORATED FULTON COUNTY, GA. (COMMUNITY PANEL NO. 13121C0161 E) MOST RECENTLY REVISED JUNE 22, 1998.

DRAINAGE NOTE:

THE OWNER OF RECORD, ON BEHALF OF HIMSELF (ITSELF) AND ALL SUCCESSORS IN INTEREST, SPECIFICALLY RELEASES FULTON COUNTY FROM ANY AND ALL LIABILITY AND RESPONSIBILITY FOR FLOODING OR EROSION FROM STORM DRAINS OR FROM FLOODING FROM HIGH WATER OF NATURAL CREEK, RIVER OR DRAINAGE FEATURES. A DRAINAGE EASEMENT IS HEREBY ESTABLISHED FOR THE SOLE PURPOSE OF PROVIDING FOR THE EMERGENCY PROTECTION OF THE FREE FLOW OF SURFACE WATERS ALONG ALL WATERCOURSES AS ESTABLISHED BY THESE REGULATIONS AND THE DIRECTOR OF THE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT. SAID DIRECTOR MAY CONDUCT EMERGENCY MAINTENANCE OPERATIONS WITHIN THIS EASEMENT WHERE EMERGENCY CONDITIONS EXIST. EMERGENCY MAINTENANCE SHALL BE THE REMOVAL OF TREES AND OTHER DEBRIS, EXCAVATION, FILLING AND THE LIKE NECESSARY TO REMOVE A CONDITION, WHICH IN THE JUDGEMENT OF SAID DIRECTOR IS POTENTIALLY INJURIOUS TO LIFE, PROPERTY OR THE PUBLIC ROAD OR UTILITY SYSTEM. SUCH EMERGENCY MAINTENANCE, CONDUCTED FOR THE COMMON GOOD, SHALL NOT BE CONSTRUED AS CONSTITUTING A CONTINUING MAINTENANCE OBLIGATION ON THE PART OF FULTON COUNTY NOR AN ABROGATION OF FULTON COUNTY'S RIGHT TO SEEK REIMBURSEMENT FOR EXPENSES FROM THE OWNER(S) OF THE PROPERTY(IES) OF THE LANDS THAT GENERATED THE CONDITIONS.

CERTIFICATION AS TO RECORDING

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN RECORDED IN PLAT BOOK 244

PAGE 137 OF FULTON COUNTY RECORDS ON 09-25-2003

CLERK, SUPERIOR COURT, FULTON COUNTY, GEORGIA

EASEMENT NOTE:

ALL PUBLIC SANITARY SEWER EASEMENTS ARE SHADED.

ALL PUBLIC DRAINAGE EASEMENTS ARE HATCHED.

THE DRAINAGE EASEMENTS AND ACCESS EASEMENTS SHOWN ALONG SIDE PROPERTY LINES OF LOTS 4/5, 6/7 AND 14/15 ARE SET SYMMETRICALLY ABOUT THE PROPERTY LINES.

THE SEWER EASEMENT SHOWN ALONG THE SIDE PROPERTY LINE OF LOT 2/3 IS SET SYMMETRICALLY ABOUT THE AS-BUILT SEWER LINE.

A 10' NO ACCESS STRIP SHALL BE MAINTAINED ALONG THE MOUNT VERNON ROAD RIGHT-OF-WAY. THE 10' NO ACCESS STRIP SHALL ALSO SERVE AS A 10' LANDSCAPE STRIP.

A 10' UTILITY EASEMENT SHALL BE PROVIDED BEHIND THE INTERNAL CURB AND GUTTER AND WITHIN THE ROADWAY COMMON AREA AS SHOWN.

MATTERS OF RECORD NOTE:

MATTERS OF RECORD NOT SHOWN HEREON ARE EXCEPTED.

UTILITY NOTE:

CERTAIN UNDERGROUND UTILITIES THIS TRACT (I.E. WATER, NATURAL GAS, ELECTRICITY, TELEPHONE, ETC.) AND/OR THEIR APPURTENANCES ARE NOT SHOWN HEREON.

FULTON COUNTY HEALTH DEPARTMENT:

THIS SUBDIVISION, AS SHOWN, IS APPROVED UPON THE CONDITION THAT THE SEWAGE DISPOSAL AND WATER SUPPLY FACILITIES ARE IN COMPLIANCE WITH ARTICLES C & D SEWAGE DISPOSAL, & DRINKING WATER SUPPLY OF FULTON COUNTY HEALTH DEPT. REGULATIONS AND IN ACCORDANCE WITH THE REQUIREMENTS BELOW

WATER SUPPLY: PUBLIC WATER SUPPLY
() INDIVIDUAL WATER SUPPLIES
SEWAGE DISPOSAL: PUBLIC SANITARY
() INDIVIDUAL ONSITE SEWAGE
SERVICE REQUIREMENTS - 5/0 TYPE
00 TYPE "A"
() TYPE "B"
9-25-03
DATE
FULTON COUNTY HEALTH DEPT.

OWNER/SUBDIVIDER

JOHN WILLIS HOMES, INC.
3763 ROGERS BRIDGE RD.
DULUTH, GEORGIA 30097
CONTACT: JUDITH WOODALL
PHONE: (770)-623-1496

REVISION STATEMENT NUMBER 3:
REVISED 05-01-2006: THIS PLAT SUPERSEDES A PORTION OF PLAT RECORDED IN PLAT BOOK 253, PAGES 31-32. THE PURPOSE OF THIS REVISION IS TO: REMOVE DRAINAGE EASEMENT FROM REAR OF LOT 1. NO OTHER REVISION PROPOSED.

APPROVED BY: [Signature] DATE: 7/31/06
DR. OF THE COUNTY OF FULTON, GEORGIA

GENERAL NOTES:

THIS PROPERTY IS PRESENTLY ZONED RS-A CONDITIONAL, AS PER FULTON COUNTY ZONING CASE 2000Z 0111 FCN AND 20000VC 0219 FCN.

ALL LOTS THIS SITE ARE PROPOSED TO CONNECT TO PUBLIC WATER. (CITY OF ATLANTA)

ALL LOTS THIS SITE ARE PROPOSED TO CONNECT TO PUBLIC SANITARY SEWER. (FULTON COUNTY)

MINIMUM ACCESSORY STRUCTURE REQUIREMENTS: ACCESSORY STRUCTURES MAY BE LOCATED ON THE SIDE AND/OR REAR YARDS, BUT SHALL NOT BE PERMITTED WITHIN A MINIMUM YARD SETBACK.

THE OWNERS INDEMNIFICATION AND MAINTENANCE AGREEMENT FOR DETENTION PONDS FOR THIS PROJECT DATED 9/4/03 IS RECORDED IN DEED BOOK 35880, PG. 601. FULTON CO. RECORDS.

EXCLUDES RESERVE R/W (C.A. #1) AREA THIS TRACT:

116,363.79 SQ. FT.
2.6713 ACRES

FINAL PLAT NOTES:

- "DISTANCES SHOWN ON THE PLAT SHALL BE HORIZONTAL"
- TEMPORARY CUL-DE-SACS ARE REQUIRED AT THE END OF STUBBED STREETS
- "ACCORDING TO THE F.U.R.M. (FLOOD INSURANCE RATE MAP) OF UNINCORPORATED FULTON COUNTY PANEL 13121C0161 E, DATED JUNE 22, 1998 NO PORTION OF THIS PROPERTY IS LOCATED WITHIN THE LIMITS OF A FLOOD HAZARD ZONE."
- IRON PINS TO BE SET AT ALL LOT AND EXTERNAL PROPERTY CORNERS SHALL BE #4 REBAR TYPICAL.
- ALL CORNER MARKERS AND MARKERS OF PERTINENT REFERENCE POINTS, SHALL BE CONSTRUCTED OF A PERMANENT MATERIAL, SUCH AS STATED ABOVE.
- "FULTON CO. PERSONNEL AND / OR AGENTS SHALL HAVE FREE AND TOTAL ACCESS TO AND ACROSS ALL EASEMENTS."
- NO BURN PITS / BURY PITS THIS SITE.
- RIGHT OF WAY RADIUS AT INTERSECTIONS IS 20.00' MINIMUM CURB RADIUS AT INTERSECTIONS IS 30.00'
- RESTRICTIVE COVENANTS RELATIVE TO THIS SITE ARE RECORDED IN DEED BOOK 35753, PAGES 192-225.
- ALL COMMON AREAS (C.A.) ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATIONS IN PERPETUITY.
THE ASSOCIATION SHALL ALSO MAINTAIN: (A) ALL ENTRY FEATURES FOR THE COMMONITY INCLUDING THE EXPENSE FOR WATER AND ELECTRICITY, IF ANY PROVIDED TO ALL SUCH ENTRY FEATURES; (B) STREETS CAPES LOCATED AT OTHER STREET INTERSECTIONS WITHIN THE COMMONITY; (C) UNDERGROUND DETENTION; (D) PRIVATE STREETS.



DESIGN ENGINEER OF RECORD:

LOWE & ASSOCIATES, INC.
1395 S. MARIETTA PKWY., #100
MARIETTA, GEORGIA 30067
JAMES A. LOWE
PHONE 770-423-0807

SEE SETBACK NOTE ON SHEET 2 OF 3.

SITE DEVELOPMENT DATA:

FRONT BUILDING SETBACK	20 FEET
REAR BUILDING SETBACK	20 FEET
SIDE INTERIOR BUILDING SETBACK	TO PLACE A BUILDING ALONG AN INTERIOR SIDE LOT LINE AT BETWEEN 0 AND 7 FEET SHALL REQUIRE AN ENCROACHMENT AND MAINTENANCE EASEMENT ALLOWING A MINIMUM OF 7 FEET OF ACCESS TO SUCH BUILDINGS. A MINIMUM BUILDING SEPARATION OF 14 FEET SHALL BE MAINTAINED.
SIDE CORNER BUILDING SETBACK	20 FEET ADJOINING LOCAL STREET
MINIMUM HEATED FLOOR AREA	2400 SQ FT
PARKING SPACE(S)/DWELLING UNIT	N.A.
MINIMUM REQUIRED LOT AREA	4000 SQ FT
NO LOT SHALL BE ALLOWED DIRECT ACCES FROM MOUNT VERNON HWY..	

FINAL PLAT APPROVAL:

THE DIRECTOR OF THE DEPARTMENT OF DEVELOPMENT SERVICES OF FULTON COUNTY, GEORGIA, CERTIFIES THAT THIS PLAT COMPLIES WITH THE FULTON COUNTY ZONING RESOLUTION, CONDITIONS OF ZONING, AND THE 1982 FULTON COUNTY SUBDIVISION REGULATIONS AS AMENDED.

BY: [Signature] DATE: 9-25-03
FOR THE DIRECTOR OF DEPARTMENT OF ENVIRONMENT & COMMUNITY DEVELOPMENT

OWNERS ACKNOWLEDGEMENT:

THE OWNER OF RECORD OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED THERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGES THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER THE FOLLOWING:

PUBLIC STREETS	0.1228 AC. (MT. VERNON)
PUBLIC DRAINAGE EASEMENT	0.4752 ACRES
PUBLIC ACCESS EASEMENTS	0.0138 ACRES
PUBLIC SANITARY SEWER EASEMENTS	0.0642 ACRES
PUBLIC PARKS / OPEN SPACE	NONE

JOHN WILLIS HOMES, INC. JOHN WILLIS HOMES, INC.
NAME OF SUBDIVIDER NAME OF OWNER

[Signature] [Signature]
DATE: 8/27/03 DATE: 8/27/03

02-2776

SHEET
1
OF
3

DATE: 08-27-2003
SCALE: HORIZ. 1"=40'
LAND LOT(S): 35 and 36
DISTRICT: 17 th
SECTION: NA
COUNTY: FULTON COUNTY, GEORGIA
CITY: UNINCORPORATED
DRAWING: BDC

REVISIONS

NO.	DESCRIPTION	DATE
1.	SEE REVISION STATEMENT NUMBER 1.	03-08-04
2.	SEE REVISION STATEMENT NUMBER 2.	03-24-04
3.	SEE REVISION STATEMENT NUMBER 3.	05-01-05



FINAL PLAT FOR:

MOUNT VERNON PARC
FULTON CO. L.D.P. 02-094

DAVID A. BURRE
ENGINEERS & SURVEYORS, INC.
11660 ALPHARETTA HWY. SUITE 100
ROSWELL, GEORGIA 30076 (770)442-0500

THIS DRAWING IS THE PROPERTY OF DAVID A. BURR ENGINEERS & SURVEYORS, INC. AND IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART OR USED FOR ANY PURPOSES WITHOUT THE WRITTEN PERMISSION OF DAVID A. BURR ENGINEERS & SURVEYORS, INC. AND IS TO BE RETURNED TO THE OFFICE OF DAVID A. BURR ENGINEERS & SURVEYORS, INC. UPON REQUEST.

LOT AND CL ROAD CURVE DESCRIPTIONS:				
CURVE	RADIUS	LENGTH	CHORD	BEARING
C1	20.00'	32.99'	29.37'	S22°34'54"W
C2	88.00'	115.22'	107.16'	S62°10'40"E
C3	30.00'	2.02'	2.02'	N78°23'04"E
C4	30.00'	26.42'	25.57'	N51°13'37"E
C5	42.00'	33.27'	32.41'	N48°41'42"E
C6	42.00'	20.81'	20.60'	N85°35'03"E
C7	42.00'	20.00'	19.81'	S66°34'53"E
C8	42.00'	20.00'	19.81'	S39°18'00"E
C9	42.00'	29.57'	28.96'	S05°29'28"E
C10	42.00'	22.53'	22.26'	S30°02'34"W
C11	42.00'	30.03'	29.40'	S65°53'41"W
C12	42.00'	35.37'	34.33'	N69°29'44"W
C13	30.00'	24.30'	23.64'	N68°34'25"W
C14	30.00'	4.14'	4.14'	S84°16'09"W
C15	112.00'	32.52'	32.41'	S88°37'56"W
C16	112.00'	38.80'	38.61'	N73°07'28"W
C17	112.00'	42.21'	41.96'	N52°24'10"W
C18	112.00'	37.38'	37.20'	N32°02'44"W
C19	20.00'	30.61'	27.71'	N66°19'35"W
CL-2	100.00'	137.96'	127.27'	S60°09'53"E

PAVEMENT MARKING NOTE:
PAVEMENT MARKINGS SHOWN HEREON ARE AS PER THE CONSTRUCTION PLANS.

CERTIFICATION AS TO RECORDING
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN
RECORDED IN PLAT BOOK 244
PAGE 128 OF FULTON COUNTY
RECORDED ON 08-23-2003
CLERK, SUPERIOR COURT
FULTON COUNTY, GEORGIA

Plats 251 Pg 91
Juanita Hicks
Clerk of Superior Court
Fulton County, Georgia
MOUNT VERNON HWY.
(EXIST. PAVEMENT VARIES AS SHOWN)
(EXISTING R/W VARIES AS SHOWN)
(RESERVE R/W 55' OFF CL)
(PUBLIC ROAD)

RIGHT-OF-WAY NOTE:
EXISTING RIGHT-OF-WAY SHOWN HEREON WAS
TAKEN FROM APPROVED SITE PLAN FOR
MOUNT VERNON PARK, PREPARED BY LOWE
AND ASSOCIATES, DATED 06-04-02 AND
REVISED 08-12-02.

LOT CHORD DESCRIPTIONS:		
LINE	DIRECTION	DISTANCE
L1	N69°49'56"E	63.99'
L2	N69°49'56"E	64.10'
L3	N69°49'56"E	49.89'
L4	N71°08'19"E	30.85'
L5	N71°08'19"E	56.84'
L6	N71°08'19"E	54.00'
L7	N71°08'19"E	7.50'
L8	N71°28'30"E	46.57'
L9	N71°28'30"E	106.68'
L10	S11°25'43"E	11.25'
L11	N23°44'02"W	10.46'
L12	N80°18'50"E	26.70'
L13	N80°18'50"E	55.85'
L14	S80°18'50"W	55.28'
L15	S80°18'50"W	27.26'
L17	N23°44'02"W	19.60'
CL-1	S20°38'35"E	71.58'
CL-3	N80°18'50"E	141.03'

REVISION STATEMENT NUMBER 1:
REVISED 03-08-04: THIS PLAT SUPERSEDES A PORTION OF PLAT
RECORDED IN PLAT BOOK 244, PAGES 127-129. THE PURPOSE OF
THIS REVISION IS TO: REVISE WIDTH OF COTSWOLD LN. ACCESS
ESMT FROM 44' TO 24'. REVISE LOT AREA LOTS 1-15; REVISED
STREET ADDRESS LOT 15 AS REQUESTED.

APPROVED BY: *[Signature]* 06/07/04
FOR THE DIR. OF ENVIRONMENT & COMMUNITY DEVELOPMENT, DATE:

REVISION STATEMENT NUMBER 2:
REVISED 03-24-04: THIS PLAT SUPERSEDES A PORTION OF PLAT
RECORDED IN PLAT BOOK 251, PAGES 88-91. THE PURPOSE OF
THIS REVISION IS TO: REVISE SETBACKS ALONG COTSWOLD LANE
AS PER APPROVED VARIANCE (2003V 221); ADD SETBACK NOTE
RECORDING IN PLAT BK. 251 PG. 89-91 WAS INADVERTENTLY RECORDED
WITHOUT THE SIGNATURE OF THE DIRECTOR OF THE DEPT. OF
ENVIRONMENT AND COMMUNITY DEVELOPMENT ON 03-10-04.

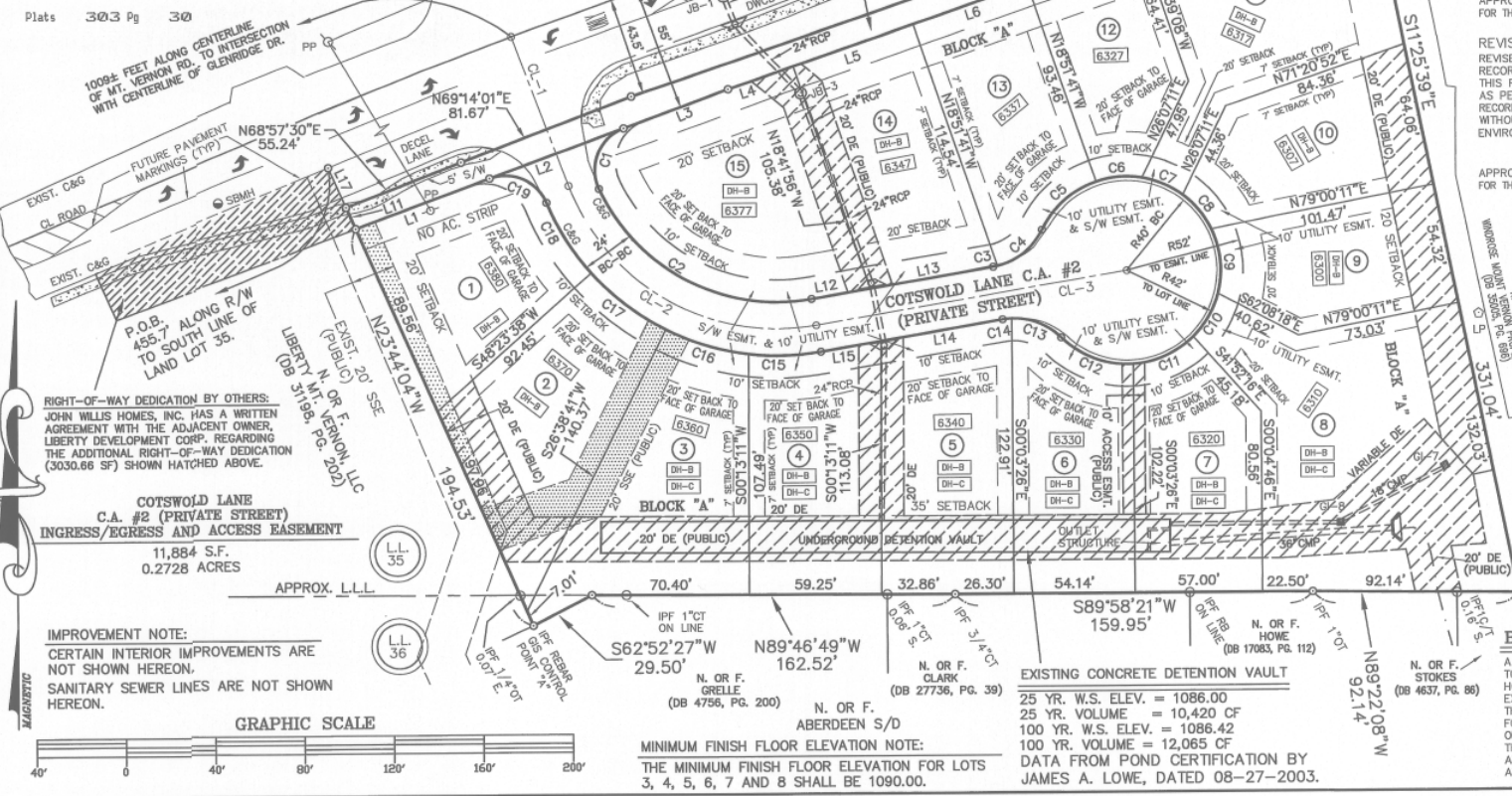
APPROVED BY: *[Signature]* 04/07/04
FOR THE DIR. OF ENVIRONMENT & COMMUNITY DEVELOPMENT, DATE:

LOT AREA SUMMARY:		
1	6,077 S.F.	0.1395 ACRES
2	7,145 S.F.	0.1640 ACRES
3	7,824 S.F.	0.1796 ACRES
4	6,445 S.F.	0.1480 ACRES
5	6,958 S.F.	0.1597 ACRES
6	6,042 S.F.	0.1387 ACRES
7	5,787 S.F.	0.1329 ACRES
8	13,287 S.F.	0.3050 ACRES
9	5,180 S.F.	0.1189 ACRES
10	5,744 S.F.	0.1319 ACRES
11	8,942 S.F.	0.2053 ACRES
12	4,666 S.F.	0.1071 ACRES
13	5,613 S.F.	0.1289 ACRES
14	6,269 S.F.	0.1439 ACRES
15	8,501 S.F.	0.1951 ACRES

TOTAL NUMBER OF LOTS THIS SUBDIVISION IS 15.

AREA THIS TRACT:
EXCLUDES RESERVE R/W (C.A. #1)
116,363.79 SQ. FT.
2.6713 ACRES

BUILDING SETBACK NOTE:
A VARIANCE WAS APPROVED FOR LOTS 1-7, 12, 13, & 15
TO REDUCE THE FRONT YARD SETBACK FROM 20' TO 5'.
HOWEVER, A 5' SETBACK WOULD ENROACH INTO THE
EXIST. 10' UTILITY & SIDEWALK EASEMENT. THEREFORE,
THE FRONT YARD SETBACK HAS BEEN REVISED TO 10'
FOR THE ABOVE STATED LOTS, TO COINCIDE WITH THE EDGE
OF THE UTILITY & SIDEWALK EASEMENT. THE FACADES OF
THE GARAGES OF EACH OF THE 15 HOMES, SHALL BE LOCATED
AT LEAST 20' FROM THE BACK OF THE CURB THAT IS LOCATED
AT THE END OF THE DRIVEWAY LEADING TO EACH GARAGE.



RIGHT-OF-WAY DEDICATION BY OTHERS:
JOHN WILLIS HOMES, INC. HAS A WRITTEN
AGREEMENT WITH THE ADJACENT OWNER,
LIBERTY DEVELOPMENT CORP., REGARDING THE
ADDITIONAL RIGHT-OF-WAY DEDICATION
(3030.66 SF) SHOWN HATCHED ABOVE.

COTSWOLD LANE
C.A. #2 (PRIVATE STREET)
INGRESS/EGRESS AND ACCESS EASEMENT
11,884 S.F.
0.2728 ACRES

IMPROVEMENT NOTE:
CERTAIN INTERIOR IMPROVEMENTS ARE
NOT SHOWN HEREON.
SANITARY SEWER LINES ARE NOT SHOWN
HEREON.

MINIMUM FINISH FLOOR ELEVATION NOTE:
THE MINIMUM FINISH FLOOR ELEVATION FOR LOTS
3, 4, 5, 6, 7 AND 8 SHALL BE 1090.00.

EXISTING CONCRETE DETENTION VAULT
25 YR. W.S. ELEV. = 1086.00
25 YR. VOLUME = 10,420 CF
100 YR. W.S. ELEV. = 1086.42
100 YR. VOLUME = 12,065 CF
DATA FROM POND CERTIFICATION BY
JAMES A. LOWE, DATED 08-27-2003.

02-2776

SHEET
2
OF
3

DATE: 08-27-2003
SCALE: HORIZ. 1"=40'
LAND LOT(S): 35 and 36
DISTRICT: 17 th
SECTION: NA
COUNTY: FULTON COUNTY, GEORGIA
CITY: UNINCORPORATED
DRAWN: BDC

REVISIONS
NO. DESCRIPTION DATE
1. SEE REVISION STATEMENT NUMBER 1. 03-08-04
2. SEE REVISION STATEMENT NUMBER 2. 03-24-04
3. SEE REVISION STATEMENT NUMBER 3. 05-01-06

DAVID A. BURR
ENGINEERS & SURVEYORS, INC.
NO. 1965

FINAL PLAT FOR:
MOUNT VERNON PARC
FULTON CO. L.D.P. 02-094

DAVID A. BURR
ENGINEERS & SURVEYORS, INC.
11660 ALPHARETTA HWY. SUITE 100
ROSWELL, GEORGIA 30076 (770)442-0500

PETITION No. 2000Z -0111 NFC
2000VC-0219 NFC

RECOMMENDED CONDITIONS

If this petition is approved by the Board of Commissioners, it should be approved R-5A (Residential) CONDITIONAL subject to the following enumerated conditions. Where these conditions conflict with the stipulations and offerings contained in the Letter of Intent, these conditions shall supersede unless specifically stipulated by the Board of Commissioners.

1. To the owner's agreement to restrict the use of the subject property as follows:
 - a. Single family detached dwellings and accessory uses and structures.
 - b. No more than 15 total dwelling units, at a maximum density of 5 dwelling units per acre, whichever is less based on the total acreage zoned.
 - c. The minimum heated floor area per dwelling unit shall be 2,400 square feet.
2. To the owner's agreement to abide by the following:
 - a. To the site plan received by the Department of Environment and Community Development on September 15, 2000. Said site plan is conceptual only and must meet or exceed the requirements of the Zoning Resolution and these conditions prior to the approval of a Land Disturbance Permit. Unless otherwise noted herein, compliance with all conditions shall be in place prior to the issuance of the first Certificate of Occupancy.
3. To the owner's agreement to the following site development considerations:
 - a. No more than 1 exit/entrance on Mount Vernon Highway. Curb cut location and alignment are subject to the approval of the Fulton County Traffic Engineer.
 - b. No lot shall be allowed direct access from Mount Vernon Highway.
 - c. To reduce the required 40-foot perimeter setback to 20 feet on the front (north) and side (east and west) property lines and to allow a wall along the north property line and a fence along the east and west property lines. (2000VC-0219 NFC, Part 1.)
 - d. To reduce the required 40-foot perimeter setback to 35 feet along the rear (south) property line and to allow a fence along the south property line. (2000VC-0219 NFC, Part 2.)
4. To the owner's agreement to abide by the following requirements, dedication and improvements:
 - a. Reserve for Fulton County along the necessary property frontage of the following roadways, prior to the approval of a Land Disturbance permit, sufficient land as necessary to provide for compliance with the Comprehensive plan. All building setback lines shall be measured from the dedication but at no time shall a building be allowed inside the area of reservation. All required landscape strips and buffers shall straddle the reservation line so that the reservation line bisects the required landscape strip or buffer. At a minimum, 10 feet of the required landscape strip or buffer shall be located outside the area of reservation. All required tree plantings per Article 4.23 shall be placed within the portion of the landscape strip or buffer that lies outside the area of reservation.

55 feet from centerline of Mount Vernon Highway.

- b. Dedicate at no cost to Fulton County along the entire property frontage, prior to the approval of a Land Disturbance Permit, sufficient land as necessary to provide the following rights-of-way, and dedicate at no cost to Fulton County such additional right-of-way as may be required to provide at least 10.5 feet of right-of-way from the back of curb of abutting road improvements, as well as allow the necessary construction easements while the rights-of-way are being improved:

30 feet from centerline of Mount Vernon Highway.
 - c. Improve roadway along the entire property frontage with curb and gutter per Fulton County standards or as may be approved by the Fulton County Traffic Engineer and/or the Georgia Department of Transportation.
 - d. Provide a deceleration lane for each project entrance or as may be required by the Fulton County Traffic Engineer.
 - e. Provide a left turn lane for each project entrance or as may be required by the Fulton County Traffic Engineer.
 - f. Provide interparcel access to adjacent properties as approved by the Fulton County Traffic Engineer.
 - g. Provide a traffic impact mitigation plan to reduce the number of vehicular trips generated by the development to the Fulton County Traffic Engineer at the concept review phase.
5. To the owner's agreement to abide by the following:
- a. To contact the Director of Public Works, prior to the application for a Land Disturbance Permit with the Department of Environment and Community Development, to meet with the Fulton County Traffic Engineer. A signed copy of the results of these meetings will be required to be submitted along with the application for a Land Disturbance Permit.
 - b. Prior to the application for a Land Disturbance Permit with the Department of Environment and Community Development, arrange an on-site evaluation of existing specimen trees/stands, buffers, and tree protection zones within the property boundaries with the Fulton County Arborist. A signed copy of the results of these meetings will be required to be submitted along with the application for a Land Disturbance Permit.
 - c. To contact the Public Works Department, Water Service Division, prior to the application for a Land Disturbance Permit (LDP) with the Department of Environment and Community Development, to meet with the Fulton County Drainage Engineer on-site.
 - d. The engineer/developer is required to submit along with the application for a Land Disturbance Permit (LDP) signed documentation verifying the storm water concept plan approval.
 - e. Provide at the LDP approval documentation (such as cross-section, profile, etc.) describing all existing natural streams, creeks, or draws geometry, within the proposed development boundary and provide the appropriate bank erosion protection for the conveyance system after development.
 - f. The developer/engineer is responsible to demonstrate to the County by engineering analysis at the Land Disturbance Permit application that the proposed development surface water runoff conditions are controlled at the minimum predevelopment level, so that downstream conveyance systems may not be impacted, aggravate existing flooding or drainage problems nor creates new flooding or drainage problems off-site.

- g. Prior to the application for a Land Disturbance Permit, the developer/engineer shall submit to the Department of Public Works, Surface Water Section, a project Storm Water Concept Plan. This concept plan shall be preliminary drawing describing (but not limited to) the proposed location of project surface water quality and quantity facilities/Best Management Practices (BMP's); the existing downstream off-site drainage conveyance system that the proposed development runoff will impact; the discharge path(s) from facilities/BMP's outlet through the downstream drainage system offsite to the appropriate receiving conveyance system downstream and any potential surface water implications.
- h. The developer/engineer is responsible to conceptually describe to the County at the storm water concept plan approval phase post development structural Best Management Practices (BMP's) to be utilized to reduce surface water pollution impact associated with the proposed development. The detail engineering analysis and specifications of BMPs shall be included as a part of the LDP storm water submittal.

Plats 303 Pg 31
Juanita Hicks
Clerk of Superior Court
Fulton County, Georgia

CERTIFICATION AS TO RECORDING
THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN
RECORDED IN PLAT BOOK 244
PAGE 129 OF FULTON COUNTY
RECORDS ON Sept 29, 2003
J. HICKS
CLERK, SUPERIOR COURT
FULTON COUNTY, GEORGIA

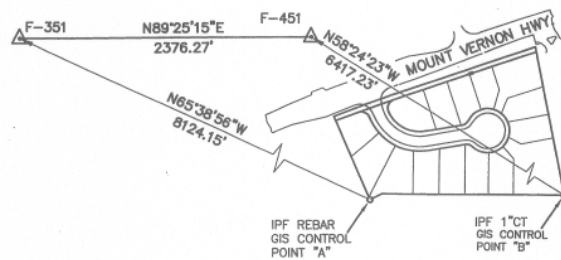
Plats 251 Pg 89
Filed and Recorded Mar-10-2004 12:54pm
2004-090397
Juanita Hicks
Clerk of Superior Court
Fulton County, Georgia

Plats 253 Pg 33
Juanita Hicks
Clerk of Superior Court
Fulton County, Georgia

LEGEND:

- BC = BACK OF CURB
- BWL = BROKEN WHITE LINE
- C&G = CURB AND GUTTER
- CB = CATCH BASIN
- CI = CURB INLET
- CL = CENTERLINE
- CHF = CONCRETE MONUMENT FOUND
- CHP = CORRUGATED METAL PIPE
- CD = CLEAN OUT
- CP = CAMERA POLE
- CT = CRIMP TOP PIN
- DE = DRAINAGE ESMT.
- DI = DROP INLET
- DVCB = DBL. VING CATCH BASIN
- DYL = DBL. YELLOW LINE
- EP = EDGE OF PAVEMENT
- FC = FACE OF CURB
- FES = FLARED END SECTION
- FH = FIRE HYDRANT
- FDC = FIRE DEPT. CONNECTION
- FDV = FIRE DEPT. VALVE
- GI = GRATE INLET
- GW = GUY WIRE
- GP = GUY POLE
- HW = HEAD WALL
- IPF = IRON PIN FOUND
- IPS = IRON PIN SET
- JB = JUNCTION BOX
- INV = INVERT
- LLL = LAND LOT LINE
- LP = LIGHT POLE
- MH = MANHOLE (SANITARY SEWER)
- OT = OPEN TOP PIPE
- PL = PROPERTY LINE
- PP = POWER POLE
- RB = REINFORCING BAR
- RCP = REINFORCED CONCRETE PIPE
- R/W = RIGHT-OF-WAY
- SSE = SANITARY SEWER ESMT.
- S/W = SIDEWALK
- SVCB = SGL. VING CATCH BASIN
- SWL = SOLID WHITE LINE
- TBM = TEMPORARY BENCHMARK
- TP = TELEPHONE POLE
- TSP = TRAFFIC SIGNAL POLE
- TX = POWER TRANSFORMER BOX
- UGP = UNDERGROUND POWER
- YI = YARD INLET

NOTE:
GIS MONUMENTS F-351 AND F-451 ARE
LOCATED OFF OF ABERNATHY ROAD, IN
LAND LOTS 73 AND 87 OF 17TH DISTRICT.



GIS TIE DETAIL:

N.T.S.

REVISIONS

NO.	DESCRIPTION	DATE
1.	SEE REVISION STATEMENT NUMBER 1.	03-08-04
2.	SEE REVISION STATEMENT NUMBER 2.	03-24-04
3.	SEE REVISION STATEMENT NUMBER 3.	05-01-06

DATE: 07-11-2003
SCALE: HORIZ. 1"=40'
LAND LOT(S): 35 and 36
DISTRICT: 17 th
SECTION: NA
COUNTY: FULTON COUNTY, GEORGIA
CITY: UNINCORPORATED
DRAWN: BDC



FINAL PLAT FOR:

MOUNT VERNON PARC

DAVID A. BURRE
ENGINEERS & SURVEYORS, INC.
11660 ALPHARETTA HWY. SUITE 100
ROSWELL, GEORGIA 30076 (770)442-0500

02-2776

SHEET
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